

October 24, 1997

TO: M-NCPPCStaff and Agencies reviewing the Clarksburg Town Center

Ron Welke, TPD
Cathy Conlon, EPD
Gwen Wright, HPC
Karen Kumm, CBT
Tanya Schmieler, PP
Greg Leck, DPW&T
Sara Navid, DPS
Richard Gee, DPS
Greg Cook, MDSHA
Janice Turpin, MCPS
bl Davis DRD

From: Wynn E. Witthans, Dev Review

Re: Clarksburg Town Center
Synthesis of Issues

Please review this draft of the summary list of issues for the applicant to address. This list doesn't take the place of the comments or recommendation letters that you have previously sent, but attempts to categorize the issues for the upcoming site plan staff report. Please review and edit as you need to for your issues. Once complete, the final draft will go to the Applicant to guide their final submittals. I have already gone over the *draft* of this with them and they know that edits are coming that will change and add to this list.

Thanks for your timely (!) comments! **Please forward, fax or phone in comments for edits by October 31 or sooner.** The tentative Planning Board date is November 20, 1997. The staff report would be due to the Planning Board's Packet by November 14th. However, the environmental and transportation approvals have not been received. The date is likely to change. Contact me at (301) 495-4584 if I can help in any way or for questions about how to handle the items for the staff report.

Concept Plan for Greenway

- Need to submit **Concept Design** from Park/School site to Stringtown Road and to east
 - **Elements of Greenway Plan**
 - Base sheet : topo vegetation; off site features for context and connections; FCP detail; phasing of grading; SWM Locations; sediment control locations; PUE's and overhead utilities; parkland on opposite sides of adjacent streets
 - **Path layout and connections**
 - layout within stream valley (input by M-NCPPC)
 - locate **trail heads**- connections to residential and comm areas
 - (2) From Clarksburg Rd, from o St.. intersection, from retail to K street from both sides of main street on N side, from eastern section through "sewer," alignment path
 - develop **alignment through park/school**
 - **Stream Crossing**
 - Use tall, wide culverts to allow for ped and deer connections
 - Develop retaining wall concept to reduce width of crossing and create a maximum of attractiveness w/in park
 - Define path surface w/ variations - 4 ft wide/variable - cleared within buffer area; 3-4 benches at water side
 - Develop interpretive opportunities for future school use and development
 - Type and design of Plantings- create appropriate plant list for FCP
 - Concept Plan to show eventual staging of ball field construction, land swaps, etc...
 - **Programming for park site**
 - Picnic areas, tot lot expansion, sitting areas, paved path around the pond with connections to K street and internal parking lots
 - Show Parking for Park facilities ie ball fields (typical parking needs are 50 spaces per ball field there are 27 +/- existing); larger parking lot to be removed
 - Show Storm Water Management concepts in park /school area - *does parks have any comment on final MCDPS and MCDEP review???????*
 - **School site - prior to PB Approval**
 - Soil borings needed for proposed school sites prior to PB hearing for SP - needed for their internal evaluation
 - Need prelim grading plan for school site
- Keep and add to screen between pond and school

8. Historic Preservation

- a. 50 row and 24-26 paving main street w/ in hist district;
- b. Access easements for future S connection @ A-260 and Main St. and 355

- Detail on streetscape system for main street and framework streets (as opposed to greens and squares) to include trees (shown) lighting, special paving, and street furniture
- Detail on Greenway, large private recreation area of major fields in Phase II; land for expansion of hist district??;
- Staging needs to be established prior to SP approval
- Develop "Gateway" treatment per project plan plans @ K street and Stringtown/Clarksburg Road

2. CONFORMANCE TO MASTER PLAN

- From Memo from Karen Kumm, September 8, 1997

- Clarksburg Rd to include Class I bike Path on project side
- A-305 : Parkway character, connection from internal streets
- a-260 Stringtown Road : 4 lane divided arterial, class I bike on project side, revise proposed row sketch
- Bike path recommendation of MP to follow rungs and ladders and transit loop
- Greenway: Bike path, trail, interpretative signs, landscaping
- in conformance to MP

Historic Preservation Issues - conformance to MP and HMP

- Lots to meet R-200 dimensional requirements (per Project Plan)
- Ruddin House and land swap status carry over conditions
- Street extension from Main Street to south towards Stringtown Road
- Reduced radius at intersections with MD 355, Stringtown Road and internally
- Clark Family site - plan to develop design needed with this site plan, what to do with head stones?? Memorial to be in open space commons or wall of future civic bldg.

3. CONFORMANCE TO PRELIMINARY PLAN

Has the County adopted and impact tax or alternative infrastructure funding mechanism to balance the applicant's contributions against???

1. Development limitation

1300 du's 150,000 retail 100,00 office

a. TPD Memo improvements 9/26/95

b. Plat recordation - 9 year process - 3 (36) month phases

Record 200 residential plats w/ phase I - Plat recordation Schedule for Phase 2 and 3 *with Phase I Site plan(now)*

2. FCP prior to plat

- Update Project Data Table with revisions shown
- Maintain 50 bldg setback to outer boundary ie next to historic area
- Show green space for parking lots per parking lot , not as an overall total
- Conform to Recreation Guidelines - Update chart
- MPDU - show number and conformance to site planning guidelines
- Parking tallies for each block - updated

from staff report

ANALYSIS: Conformance to Development Standards - REX-2

PROJECT DATA TABLE

<u>Development Standard</u>	<u>Permitted/ Required</u>	<u>Proposed</u>
Lot Area (ac.):	120.17 ac	120.17 ac
Dwelling Units:		
One-family detached	x	?
One-family attached	x	?
Townhouse	X	?
Multiple-family	x	?
TOTAL	X	?
Moderately-priced DUs included	x	?
Min. Green Area or outside amenity area		
W/in the commercial portion of site	15%	n/a submit w/ Phase II
W/in the residential portion of site	50%	??
Max. Commercial Density		n/a - with Phase II

areas;

- *Integrate recreation* into all developed areas
- Need concept architecture to see how 2/2's and apts work;
- Show MPDU locations, type and number - *follow MPDU guidelines*
- Take advantage of terminus alignment at M and Main - *realign units*
- Review ped circ from parking areas to units - *continuous*
- Compatibility edges - retail, historic, residential setbacks, screening, separation
- Show proposed detail of retail operations
- Accept layout of "Wall" of units along Clarksburg Road, earlier layout had internal street that's not present;
- Green space through 2/2 block, realign pool, use neckdowns, paths, light fixtures, sitting areas to give personality to internal areas
- Detail needed to create attractive alley for 2/2 block w/ entry off of O street: Alexandria model
- PUE's *show prior to PB Approval* - confirm w/ Bell Atlantic
- *Show O street extended, third entrance onto Clarksburg Road*

Piedmont Road Area

- Investigate multifamily area @ Street "C" to resolve the following: street not next to SWM pond, improve access points re future sections, improve parking, improve pedestrian connections across Street "C" to connect to sewerline trail, develop recreation areas;
- G street issues: Connections to A 305; non connection through HOA SWM to C street not shown- alternate to address utility of SWM and amenity of Multifamily - *prior to PB approval*;
- Show utility location - to confirm layout viability - *prior to pb approval*
- Parkway like planting, bike path this side of street, resolve the left turn lane issues

6. ENVIRONMENTAL ISSUES - adequacy of open space (from DEV Review)

- *Need approved SITE PLAN SWM concept plan prior to MCPB hearing*, Plan must conform to standards of MCDPS
- *Need approved SPECIAL PROTECTION AREA PLAN prior to PB approval*
- Noise Issues along Stringtown Road - *submit for review and approval prior to pb approval*
- FCP: need status; tie in with Greenway plan - *most of it prior to pb approval*
- Update on SWM Concept approval and SPA guideline approval - must be met prior to PB schedule being set once again

- - Need Turning Movements and traffic projections for all roads off of A-305 or Piedmont Road and the Street K and Main Street Intersection - *DPWT review needed prior to PB Hearing*
- - Design of A-305, Piedmont Road: 2 lane arterial, open section, left turn lane requirement/ decel lane under review. ROW aquisition on opposite side of street needs *to be determined with this plan prior to PB Approval - it affects the unit locations and road alignment*. Also need center line grades from Preliminary Plan to evaluate the intersections.
- - Stringtown Road is to be 4 lane median closed section(With SPA waiver) with bike path this side of project, applicant to build from center line, adjust right of way 20 ft to south to accommodate the historic house. Show on Plan that addresses Hist pres&MDSHA reqmts
 - O street extended towards Stringtown Road - *Show prior to PB*
 - Clarksburg Road cross section w/ bike path and third intersection per Proj Plan - *Show prior to PB;*
 - Clarksburg Road: Off center cross section to preserve the hedgerow within the project with bikepath- *Need DPWT Waiver prior to PB approval*
- *Applicant desires to have alternative typical cross section approval by DPW&T available in the case the off center cross section is not available. The applicant needs to provide exhibits for this.*
 - Traffic Calming: neck downs, speed flats, stop signs - *Show prior to PB Approval, obtain waiver from DPWT and DPS prior to PB approval* Locations per plan: At church crossing of O Street, at C Street by pond, at K Street (at O St, at Main Street, at retail frontage by trail head or entrance to stores)- *before PB Approval - details of such may be approved later but agency approval of concept reqd. if to be presented to PB*
 - 15 ft radius at 90 degree intersections with parking - *Need DPWT Waiver prior to PB approval*
- Waiver of sag curve requested for Main Street at stream crossing to reduce depth and width of crossing
 - All public streets except for J and Z (frontage roads) - *Show prior to PB Approval*
 - Parking waiver letter needs to establish the capacity of the available street parking; on street parking needs to be available in close proximity to unit;
 - Cross Sections for all arterial ROW's to be approved in concept by DPWT *prior to PB*

11. COMPATIBILITY

1. Phase II issues to address now...

- What intended use for civic bldg? What parking and other functional requirements?
- Show future connections (especially to retail), intersections, proposed bldg mass, pedestrian connections
- Trouble w/ service to retail mixing w/ residential (east of Main)
- Revise entry to retail from Greenway Road to station 15+00 approx for optimal intersection crossing
- Buffer to historic areas, screen adj property, landscape buffer strips at 305 and 260

12. CONFORMANCE TO FCP LEGISLATION

- Conform to Environmental Planning regulations